

**STUDIO K**  
ARCHITECTURE

7806 JAKI TER  
GLEN BURNIE, MD 21060



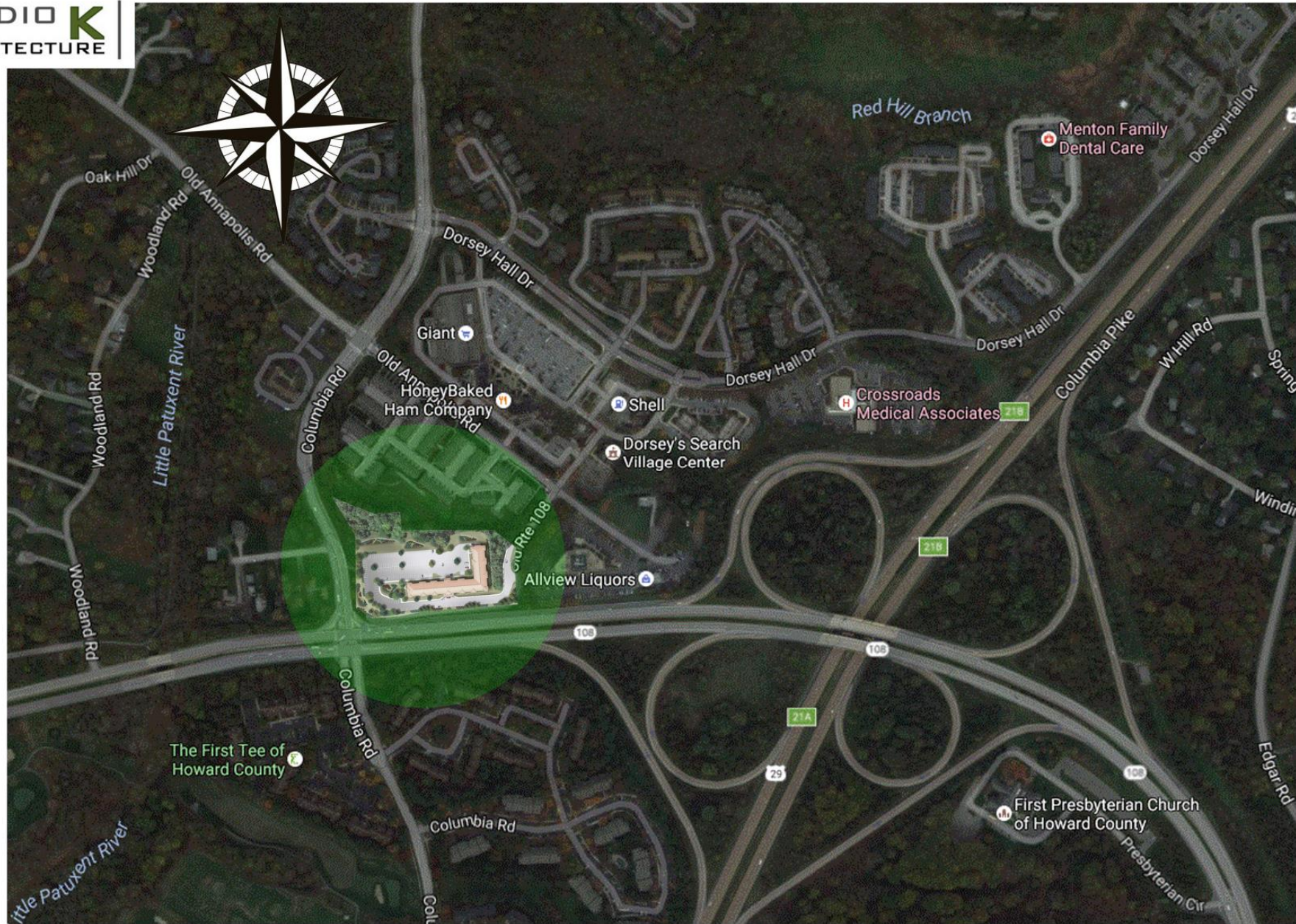
**DESIGN ADVISORY PANEL  
PRESENTATION FOR**

**DORSEY OVERLOOK**

COLUMBIA RD & CLARKSVILLE PIKE  
ELLICOTT CITY, MD

**ROBERT H. VOGEL**  
**ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
2407 MAIN STREET TEL: 410.461.7666  
ELLICOTT CITY, MD 21043 FAX: 410.461.8961







## EXISTING CONDITIONS



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4

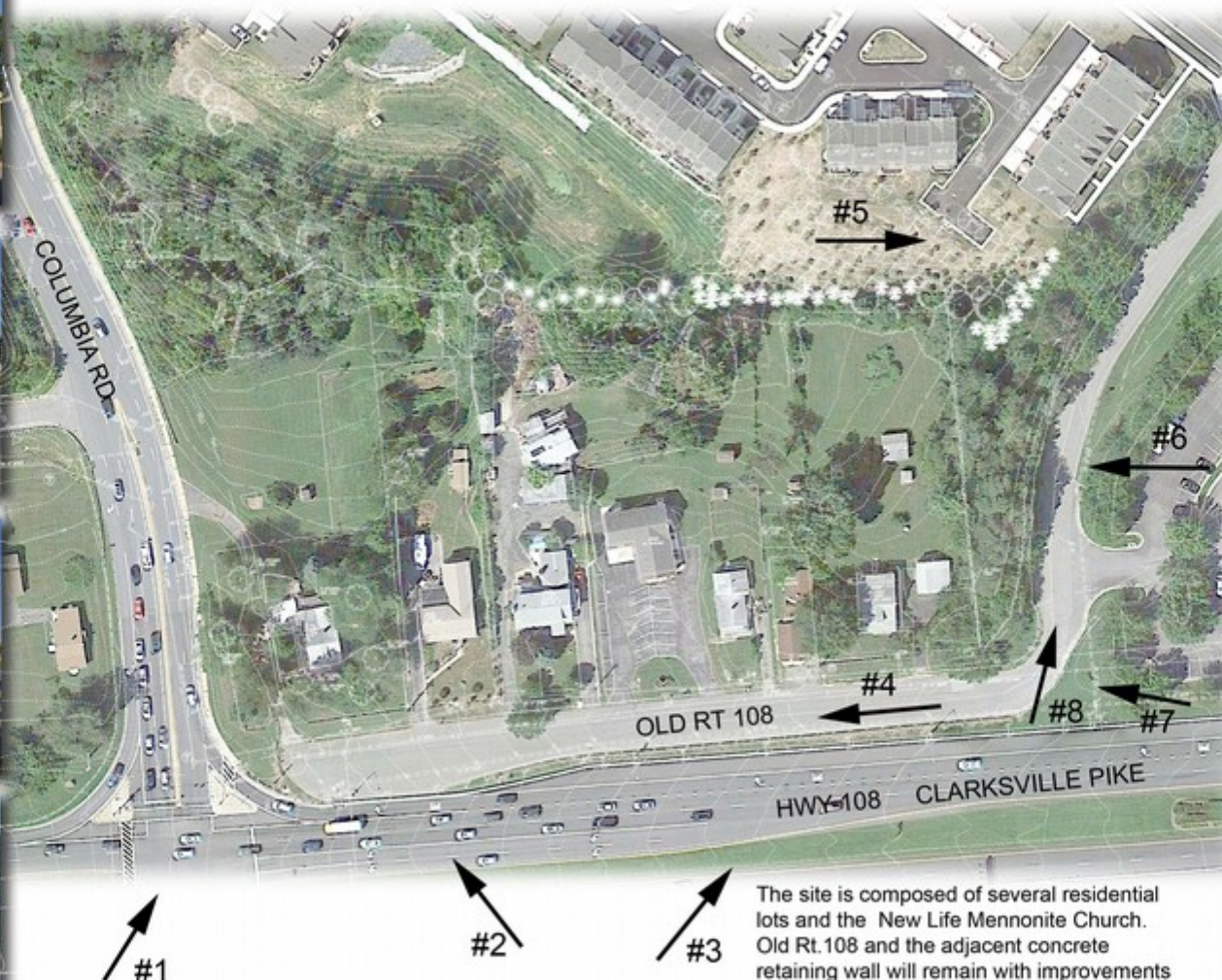


PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8

The site is composed of several residential lots and the New Life Mennonite Church. Old Rt.108 and the adjacent concrete retaining wall will remain with improvements to serve as a buffer between Clarksville Pike and the proposed community.



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Dorsey Overlook is a proposed, age-restricted, multifamily residential community. The building layout and orientation are thoughtfully planned to minimize site impact, and take advantage of the existing topography and infrastructure. The building facade is designed to provide articulation and detailing that meshes with the fabric of the existing residential neighborhood. Planned site amenities include a dogpark, walking path, picnic area, and community patio. Required parking and stormwater management are provided on site.

ENVIRONMENTAL  
OVERLOOK  
GAZEBO

BRICK-PAVED  
COMMUNITY  
PATIO

PROPOSED APARTMENT BUILDING

DOG WALK AREA  
WITH BENCHES

COLUMBIA ROAD

CLARKVILLE PIKE (MD ROUTE 108)

SCALE 1" = 60'  
(WHEN PRINTED AT 11" X 17")

VE ROBERT H. VOGEL  
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Street Lighting



Hightower  
Willow Oak



Red Maple  
October Glory



Bloodgood London  
Plane Tree



River Birch



White Oak



Virginia Sweetspire  
"Henry's Garnet"



Dwarf Southern  
Magnolia



Limelight  
Hydrangea



Inkberry  
Holly



Otto Luyken  
Cherry Laurel



Korean Spice  
Virburnum



Garden Walls



Site Landscape Walls





### **DORSEY OVERLOOK**

The senior building is four stories above grade along Route 108, and has a walk-out basement level in the back. There are a total of 133 apartments, and approximately 6,000 square feet of assembly space. The exterior facades emulate the Prairie style with finishes and detailing that are appropriate for the existing community. Materials on the facades include clay brick, fiber cement, vinyl clapboard siding, architectural grade asphalt shingles, and standing seam metal roof accents. These finishes are consistent on all four sides of the building, and are proportioned to compliment the massing of the structure. The result is an attractive and sophisticated residential building with a traditional feel. Amenity spaces inside of the building include a fitness center, community room, craft room, theater, yoga room and media center. Exterior amenities include a dog park, gazebo, patio, meditation pond, and walking path.

The site plan and architecture are thoughtfully considered and attractively finished to provide a comfortable, healthy living environment that will enhance the existing community.



EL 382

A

EL 387



B

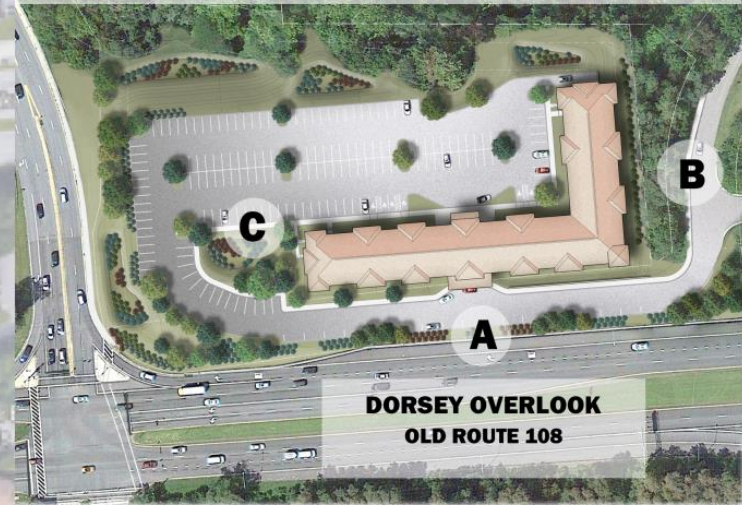
EL 382



C

EL 374

Dorsey Overlook will be an Energy Star certified project. An energy specialist has been retained for modeling and monitoring, and a number of features will be included to enhance the efficiency, health and comfort of the building. Windows will be Energy Star qualified. Lighting will be high-efficacy fixtures throughout. The thermal envelope will exceed code requirements. All paints and adhesives will be low-VOC. All wood and insulation products will be NAUF or CARB 2 compliant. Flooring will be phthalate free. Improved fresh air ventilation and daylighting have been considered throughout.



DORSEY OVERLOOK  
OLD ROUTE 108



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GLEN BURNIE, MD 21060

## DESIGN ADVISORY PANEL PRESENTATION FOR DORSEY OVERLOOK

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